

Hagen/Jordan Nonmetallic Mining Reclamation Plan

Project Location: SW1/4, SW1/4, Section 32, Township 34 N, Range 30 E,
Town of Washington, Door County, Wisconsin

Parcel: 028-04-32343033B

November 11, 2020

Prepared for:

Thomas Jordan & Julian Hagen
1481 Main Road
Washington Island, WI 54246

Prepared by:

Steven J. Parent
Baudhuin Surveying & Engineering
312 N. Fifth Avenue
Sturgeon Bay, WI 54235

Section

- 1.
- 2.
- 3.
- 4.
- 5.

Description

Project Description
Mine Site Narrative
Operational Plan
Proposed Reclamation Plan
Reclamation Cost Estimate

Enclosures

County Board of Adjustments letter, dated September 21, 2020
Plan Set, dated November 11, 2020

SECTION # 1

PROJECT DESCRIPTION

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The proposed project will open up approximately 4 acres of a vacant, slightly wooded site to nonmetallic mining activities. The mine site was selected based on the need for aggregate materials on the island while limiting the number of trucks delivering aggregates to the island using the ferry service. Materials from the proposed mine site will serve both local contractors and homeowners needs.

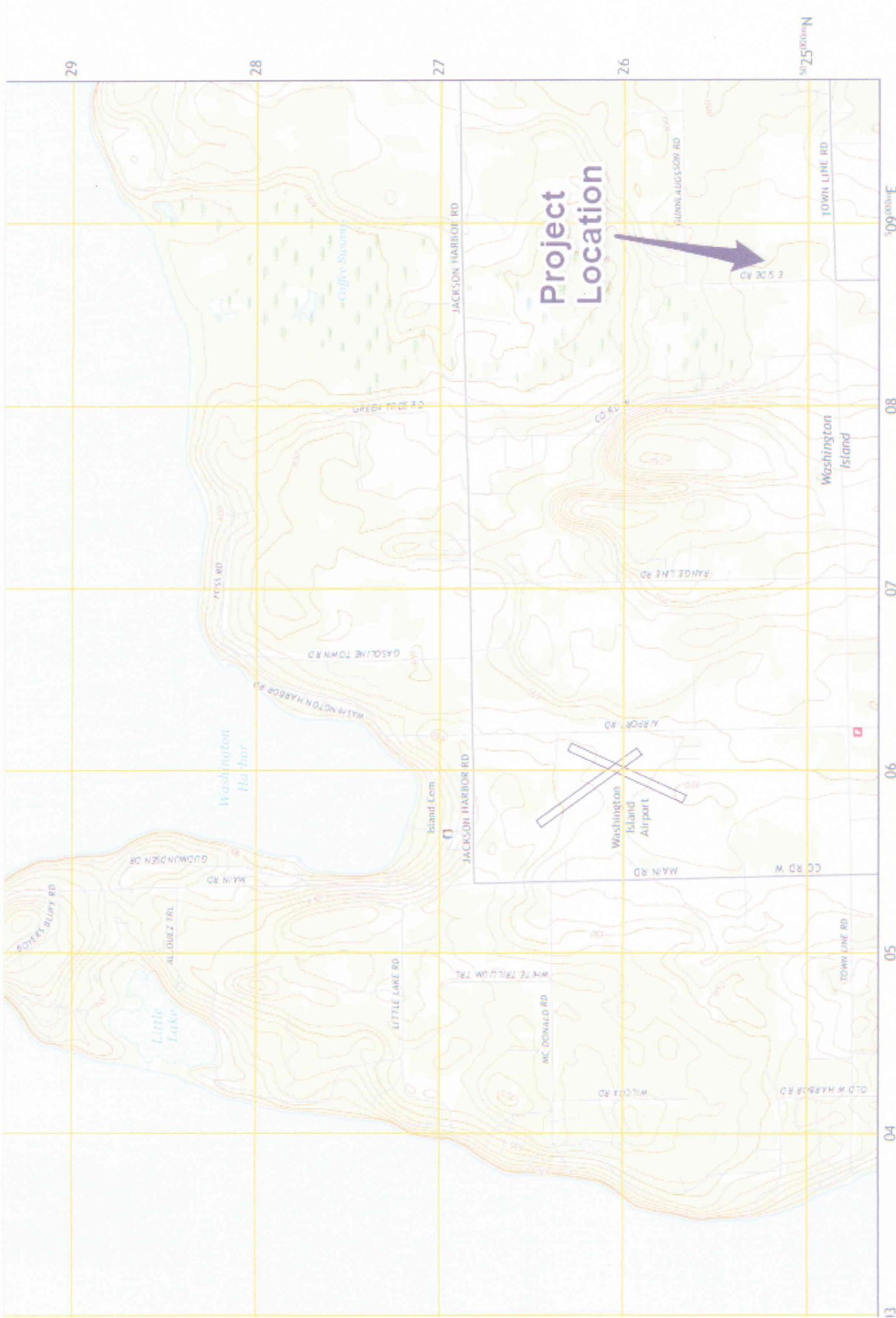
The new mine site was selected based on observed soil conditions, nearness to other mining activities, having access from an adjacent parcel owned by the applicant as well as being isolated from nearby neighbors.

The project is located in the SW 1/4, SW 1/4, Section 32, Town 34 N, Range 30 E, Town of Washington, Door County, Wisconsin.

The site is depicted on the following USGS Quadrangle Map and Tax Parcel Report.

Specific items need to be addressed and followed for the operation of this proposed quarry based on the issued conditional use permit with conditions outlined in a letter from the County, dated September 21, 2020 and enclosed for reference. In addition to obtaining and adhering to all necessary County and State permits, the following items are to be followed:

1. Hours of operation shall be Monday through Friday from 8 a.m. to 5 p.m.
2. No quarried material shall be stored or processed on adjacent property to the south. This southern property shall be used as means of access to the quarry parcel. Mining equipment and vehicles may be stored within existing buildings located on this property.
3. Groundwater depth and elevation at the property shall be monitored, documented, and annually reported.
4. Written notification of blasting operations shall be made at least 30 days prior to date of scheduled blasting. The following are to receive notification:
 - a. Door County Land Use Services Department
 - b. Local fire department
 - c. Local law enforcement agency, and
 - d. Property owners within 1700 feet of exterior boundaries of property
5. Door County Land Use Services Department shall have written notification upon completion of Phase 1 of this quarry.
 - a. The operation of this quarry has been separated into two (2) phases to address protection to the Hines Emerald Dragonfly (HED). Phase 1 will consist of mining approximately 0.95 acres on the north side of the project site which keeps mining operations outside of the 1,000-foot groundwater contribution area buffer for the HED.
 - b. Phase 2 shall consist of mining the remainder of the project area, approximately 2.91 acres, with the intention that stormwater runoff drain toward the Phase 1 quarried basin.



45.3750
-86.8750

SCALE 1:24 000



ROAD CLASSIFICATION
Expressway
Local Connector
Local Road



Tax Parcel Report

Courtesy of the Door County Land Information Office



... from the Web Map of ...
(//www.co.door.wi.gov)
Door County, Wisconsin
... for all seasons!



May 2019 Orthophoto as default backdrop



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Data Current through 14th February 2020

Parcel Number: 0280432343033B - TOWN OF WASHINGTON

PLSS Section-Town-Range: SW 1/4 of SW 1/4 32-34-30

Property Address: 0

Owner Name: THOMAS R III JORDAN

Mailing Address:

1481 MAIN RD

WASHINGTON ISLAND, WI 54246

Legal Description:

W 1/2 SW 1/4 SW 1/4 SEC

32-34-30 EXC S 270' OF W

100' & EXC CSM#1269 & EXC

50'X270'TRCT DOC#816596

Other Owners:

Recorded Doc: DOC# 828067, 816596

Valuations: 2019

Acres: 10.17

Land Value: \$33600

Improved Value: \$0

Forest Value: \$0

School District: WASH ISL

Taxes: 2019

Real Estate Tax: \$466.32

Special Tax: \$0.00

Forest Tax: \$0.00

Est Fair Market Val: \$34200

SECTION # 2

MINE SITE NARRATIVE

MINE SITE NARRATIVE

Total Area of Mine Site

- The overall mine site is 3.94 acres as presented on sheet 2 of the construction plan set.
- Permanent mine perimeter markers have been set by Brian Frisque Surveys Inc. as of November 11, 2020.
- A permanent benchmark has been set by Brian Frisque Surveys Inc. as of November 11, 2020. This benchmark consists of a 1" solid rod with elevation set at 650.74 as presented in the construction plan set.

Geologic Composition

- Limestone is the primary targeted mineral in this mine site and will be processed for the following products:
 - Dimension Stone and Rip Rap for shoreline protection projects
 - Breaker Run and Road Gravel for road and driveway projects
 - Crushed Stone for building slab and foundation support
 - Limestone screenings for patios and driveway surface course
- The attached Soil Survey Map and summary indicates limestone bedrock depth ranging from 10 to 20 inches.

Groundwater Table

- Groundwater table is estimated at 590.0 per the aquifer contours shown on the attached map.
- The proposed base of the quarry will be 626.0 resulting in an estimated 36 feet of separation to the aquifer.
- The site is an upland woods with no wetland indicators.

Manmade Features

- Manmade features within 300 feet of the proposed mine site include two existing buildings on the neighboring property to the south. These buildings are owned and operated by the applicant and will be used to fuel and store mining equipment servicing this mine site. No other manmade features were observed within this radius.
- Access to the site will be through an easement across the neighboring property to the south which is owned and operated by the applicant.

Biological Resources

- The majority of the mine site is wooded with evergreen trees and a small amount of hardwoods. The western portion of the property is hardwoods that will remain undisturbed.
- Wildlife species expected in the area include deer, fox, squirrel and small rodents.
- Avian species typical to the area include meadowlark, bluebird, warbler, chickadee, woodpecker, hawks and owls.

Surface Waters / Drainage Patterns

- The existing surface water on the project site primarily flows west to east, from East Side Road through undeveloped woods across the proposed mine site and continues off-site.
- The mine site topography is fairly flat with slopes of 1% to 2% towards the east.

- Approximately 4.2 acres of off-site surface water flows towards the proposed mine site. Off-site waters being all surface water outside of the proposed mine site limits. See enclosed map for surface water drainage patterns.
- Earthen berms will be constructed around the edges of the proposed mine site, therefore preventing off-site surface water from flowing into the proposed quarry. The surface water will instead be routed north and south of the proposed quarry via the berms and will continue to follow similar drainage patterns as existing conditions.

Existing Ground Surface & Ground Water Contours

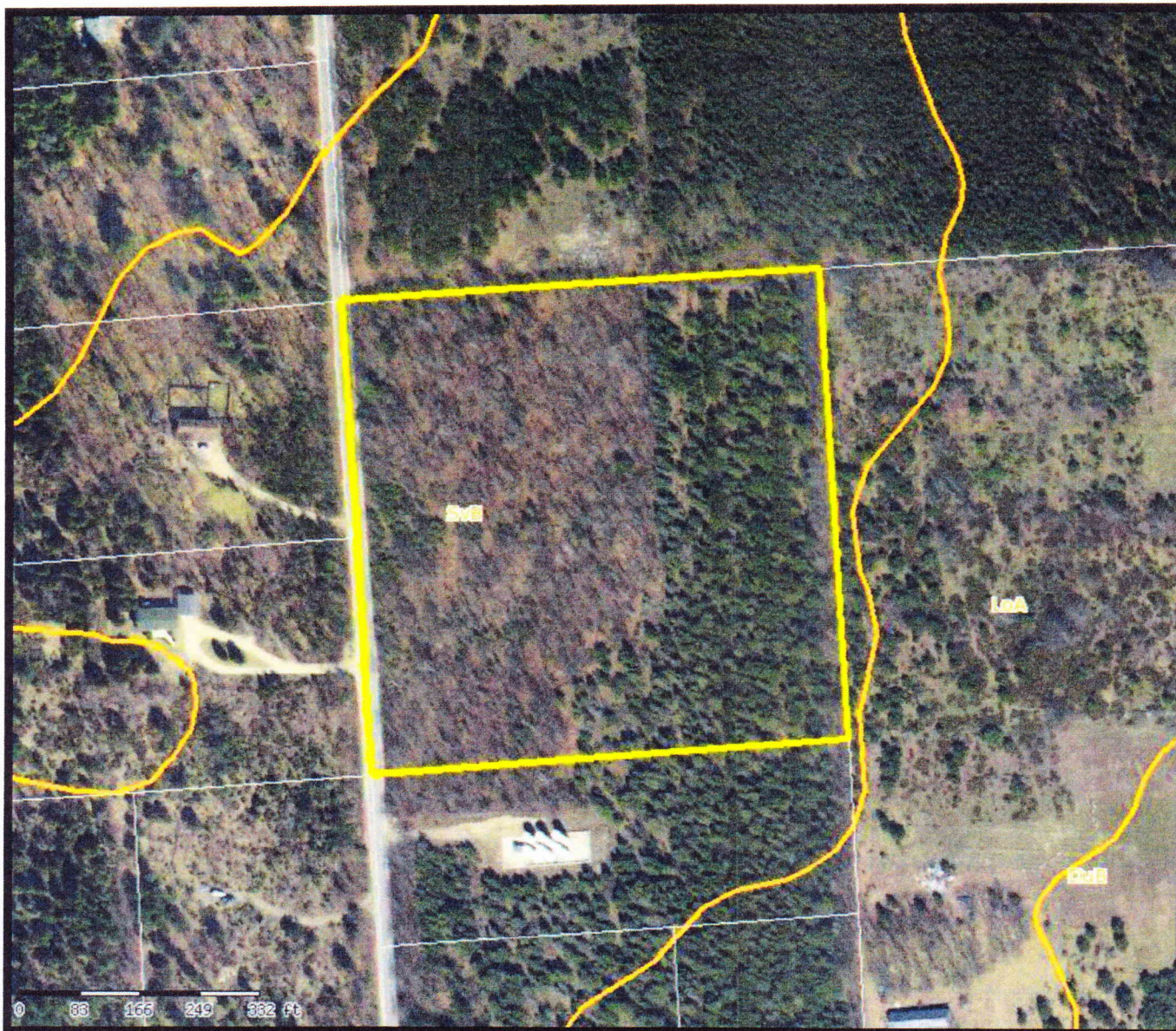
Groundwater Contour
Elevation = 590.0

Approximate
Quarry Location

Washington Island

Soils Report

Courtesy of the Door County Land Information Office



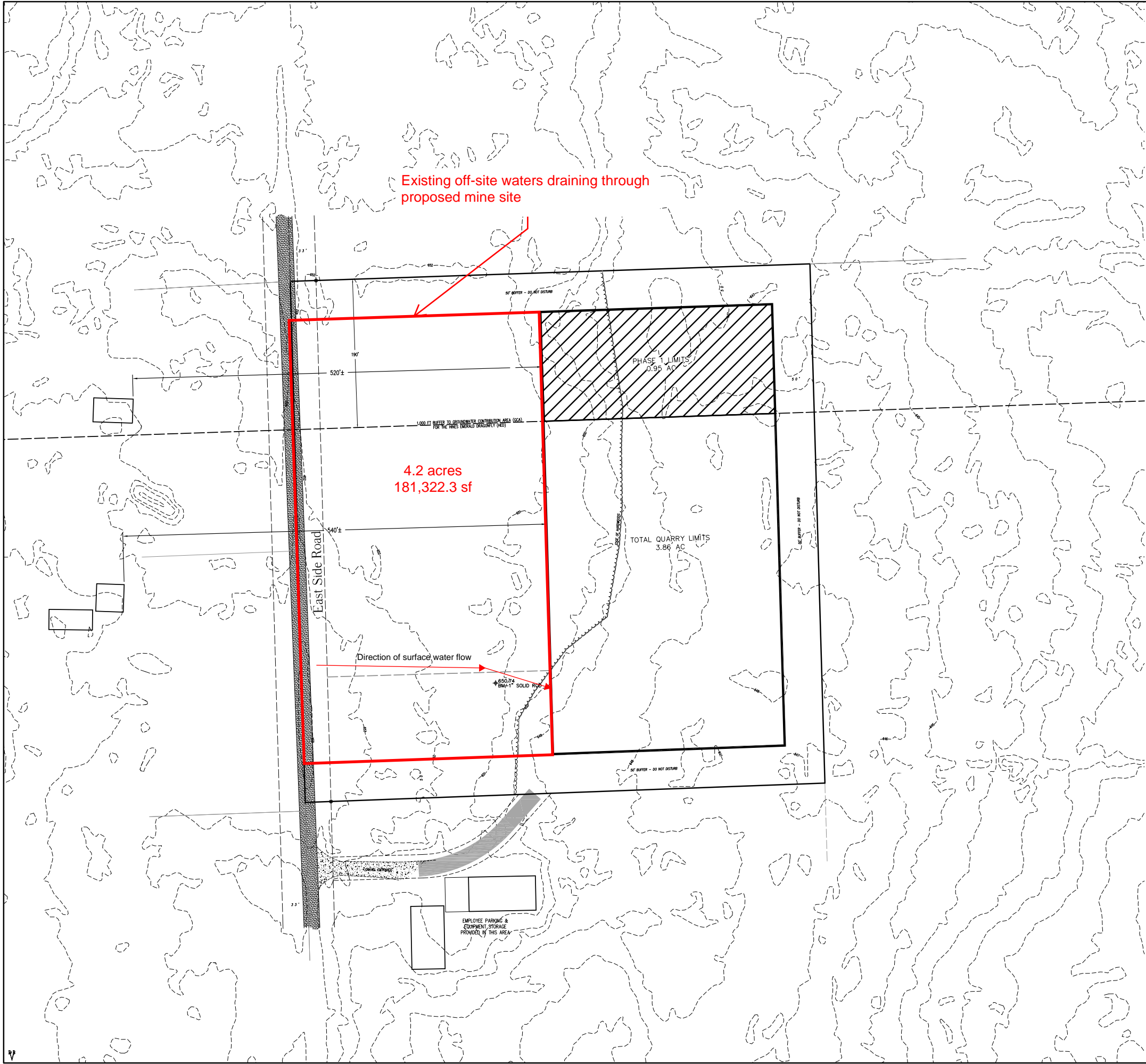
Parcel Number: 0280432343033B - TOWN OF WASHINGTON

PLSS Section-Town-Range: SW 1/4 of SW 1/4 32-34-30

Property Address: 0

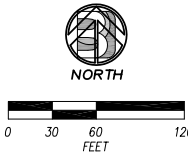
Soil Symbol	Old Symbol	Soil Name	Old Name	Slope	Hydric	Bedrock Depth	Drainage	Erodes	Runoff	Farmland	NRCS 590 Restrictions
SvB		Summerville Loam		2 to 6% (4.0%)	No	10-20	Well drained	Potentially highly erodible	High	Not prime farmland	(R) Shallow Rock Depth

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SURFACE WATER DRAINAGE PATTERNS

LOCATED IN:
THE SW 1/4 OF THE SW 1/4 OF SECTION 32,
TOWNSHIP 34 NORTH, RANGE 30 EAST,
TOWN OF WASHINGTON,
DOOR COUNTY,
WISCONSIN.



- NOTES:
1. TOTAL PROJECT SITE TO BE MINED = 3.86 ACRES.
 2. PROJECT TO BE SEPARATED INTO TWO PHASES.
 3. PHASE 1 = 0.95 ACRES, TO BE LOCATED OUTSIDE OF 1,000-FOOT BUFFER TO GROUNDWATER CONTRIBUTION AREA FOR THE HINES EMERALD DRAGONFLY.
 4. PHASE 2 TO BE REMAINDER OF QUARRY EXTENTS.

REUSE OF DOCUMENTS THIS DOCUMENT HAS BEEN DEVELOPED FOR GENERAL USE. THEREFORE, IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. THE USER ASSUMES ALL RISK AND IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.	PROJECT LOCATION & TOPOGRAPHY	Hagen / Jordan Quarry	BAUDHUIN SURVEYING & ENGINEERING	312 N. 5TH AVE. P.O. BOX 105 STURGEON BAY, WI. 54235 PHONE: 920-743-8211	PROJECT DIRECTOR: JAMES W. BAUDHUIN	DRAWN BY: JAMES W. BAUDHUIN
				DATE: 3/20/20	DESIGNED BY: S.J.P.	DATE: 3/20/20

SECTION # 3

OPERATIONAL PLAN

The Mine operation plan:

A. The approximate date of commencement of the operation.

1. Immediately after issuance of Mine permit.

B. Type of mining, processing, and transportation equipment to be used.

1. Excavator for removing trees, for stacking topsoil and subsoil on 50' Mine perimeter, for excavating next layer of softer stone, and for excavating stone after blasting.
2. Payloader for berming of subsoil and topsoil on 50' Mine perimeter, for loading trucks with excess topsoil and for excavating the next layer of softer rock to move to the other side of mine property for holding/storage or until sale.
3. Drilling truck used for drilling holes to place charges when blasting. Hopefully done every two or three years.
4. Dumptrucks.
5. Small screening plant.
6. Eventually, a crushing plant from the mainland with loader and conveyor to crush a large amount of stone over a small number of days, than these machines removed. This done only every 4-5 years or when needed.

C. Estimated type of materials to be extracted.

1. Topsoil: an adequate amount will be retained for reclamation. Any not needed for reclamation to be screened and eventually sold.
2. Subsoil to be utilized in berming, then used for reclamation.
3. Next layer of material peeled off by excavator to be used for driveway base material or to be crushed for driveway finish material 3/4 minus.
4. Stone to be crushed down to 5/8" to 3/4" stone used in making

concrete.

5. Stone to be crushed down to 3/4" minus for driveway finish gravel.
 6. Stone to be crushed down to 1" to 2 3/4" for drain-stone.
 7. Stone to be crushed down to 4" - 6" for use in driveway base material.
 8. Large stones for use in shorefront break walls and for landscaping.
- D. Primary travel routes to be used to transport material to processing plants or markets.
1. To processing: Gunnlaugsson Road to Townliner Road to Main Road to Old West Harbor Road to Hagen Quarry or Gunnlaugsson Road to Michigan Road to Hagen Quarry.
 2. For selling to the market: Gunnlaugsson Road north and south.
- E. Operational measures to be taken to minimize noise, dust, air contaminants, and vibrations.
1. Leaving as many trees between road and mining site as possible.
 2. Access to mining site will be over adjacent property to south so as to reduce traffic and equipment noise reaching homes directly across the road from Mine property.
 3. This access route will also reduce headlights from shining on occupied properties across the road from Mine property.
 4. Possible material berm between road and mine would be helpful also.
- F. Operational measures to be taken to prevent groundwater and surface water degradation.
1. Building berms along the edges of the area being mined and around material piles.
 2. Install plastic retaining fencing if needed.

- G. If excavations below the water table are to occur, operational measures to be taken to prevent entry of contaminants into the groundwater.
1. Will not be excavating below water table. If below seasonal water table, berms around material piles will be built plus plastic fencing if required.
- H. Operational measures to be taken to stabilize topsoil and other material stockpiles.
1. Build berms around material piles.
 2. Material will be stored on very level property.
 3. Seed reclamation topsoil and subsoil piles.
 4. Install plastic retaining fencing if needed.

SECTION # 4
RECLAMATION PLAN

PROPOSED RECLAMATION PLAN

Post Mining Land Use

- The post mining land use could be homesites or passive recreation, including such uses as hiking, cross country skiing, sight-seeing and other recreational activities.

Reclaimed Site Topography

- The proposed grading plan indicates the site will be mined in a manner to create useable and safe slopes upon completion and final restoration. Proposed slopes will be at a maximum 3:1 slope which is flat enough to allow safe foot traffic and periodic mowing if needed or desired by the Owner.
- The proposed grading plan indicates cuts from the existing grade up to 24 feet below the existing grade at the planned mine floor. The Owner will have the option to leave portions of the mine surface higher if the quality of the material is not worthy of mining. The slopes throughout should remain at 3:1 or flatter in any areas adjusted from the approved plan.
- A minimum 50-foot buffer will remain around the perimeter of the mine site. This perimeter buffer will remain in its undisturbed current, wooded state.

Mine Markers

- The total mine site is approximately 4 acres.
- Permanent metal fence posts have been placed in the field by Brian Frisque Surveys Inc. to identify the proposed mine limits and phase 1 limits, as of November 11, 2020.
- A legal description of the mine site has been prepared and is presented on sheet 2 of the enclosed construction plan set.

Reclamation Procedures

- An easement has been established that encompasses the existing access drive on the south parcel and this route will be used for access to the mine site.
- The breaker run entrance pad will serve as a tracking pad to minimize truck traffic mud from being tracked off-site.
- The majority of the mine site is current wooded evergreens with a portion of hardwoods. The trees will be harvested as needed to expose the portion of the mine site to be developed.
- Stumps will be removed and stockpiled on-site or burned. Additional tree debris may be chipped.
- The A-horizon (topsoil mixed with sand loam) from the mine site will be stripped and stockpiled on-site to be used for final restoration. Stockpiles to be in the form of a 6-foot high by 20-foot berm around the north, west and east sides of the mine.
- Temporary seeding of salvaged soil berms shall be completed within 7 days of stripping of that portion of the mine currently being used. Silt fence shall be placed on the downslope side of the proposed stockpile berms.

- Mining of the proposed material will be completed primarily by excavator, blasting equipment, front-end loaders, breaker and crusher.
- It is estimated that mining activities will continue for 10 to 20 years.
- Upon completion of proposed mining activities, the mine site shall be reclaimed such that all disturbed areas shall receive 8 inches of salvaged subsoil and 4 inches of salvaged topsoil and be seeded.
- Salvaged topsoil from stockpiled berms to be respired using a front-end loader and placed by bulldozer or skid-steer.
- Excess topsoil beyond the 4-inches required for site reclamation may be hauled off site and/or sold. Adequate volumes of subsoil to provide 8 inches of cover shall remain on the site.

Post Mining Site Requirements

- The mine site will be excavated such that finish grades throughout the mine site will drain towards the interior. The east side of the mine site will continue to surface drain to the east as currently exists.
- A 50-foot buffer/protective area has been identified on the north, east and south lot lines. A minimum 170-foot buffer is provided from East Side Road. These areas will be maintained in its undisturbed condition.

Erosion Control Measures

- Silt fence and bale checks along with a breaker run tracking pad will be used to prevent runoff during the mine operation. Refer the erosion control plan, sheet 4 of the enclosed construction plan set.
- Prior to land disturbance for the proposed mine, a temporary sediment trap shall be construction as presented on sheet 4 of the construction plan set. This trap is designed to receive surface water runoff during initial site disturbance and mining operations until the mine site has been excavated far enough to be classified as an internally drained site with no surface water from the mining site discharging off-site via surface water. When the mine site has become in internally drained site, the sediment trap may be removed, re-graded and reclaimed with topsoil and seed.

Revegetation Plan

- Revegetation will occur utilizing a traditional broadcast seeder as soon as practical after final placement and preparation of the topsoil.
- Seedbed preparation will consist of placing salvaged topsoil uniformly distributed to a depth of at least 4 inches. Final seeding surface shall be raked and prepped to minimize large stones, roots, branches, etc.
- Seed mix can be prairie mix similar to the following mix ratio and seeded at a rate of 50 lbs. per acre (this option would enhance visual and recreational uses):
 - Big Bluestem Grass 2.5 PLS lbs.
 - Canada Wild Rye Grass 2.0 PLS lbs.
 - Switchgrass 1.0 PLS lbs.
 - Indiangrass 2.5 PLS lbs.
 - New England Aster Forb 0.5 PLS lbs.

- Wild Bergamot Forb 1.0 PLS oz.
- Yellow Coneflower Forb 1.0 PLS oz.
- Black-eyed Susan Forb 1.0 PLS oz.
- Round-headed Bush Clover Legume 1.5 PLS oz.
- Purple Prairie Clover Legume 3.5 PLS oz.
- More traditional seed mix can also be used as an option:
 - Smooth Brome grass 50 lbs./acre
 - Perennial Ryegrass 30 lbs./acre
 - Creeping Red Fescue 25 lbs./acre
 - Annual Ryegrass 4 bushels/acre
- Fertilizer shall be applied to all seeded areas at a rate of 200 lbs./acre.
- Straw mulch shall be applied over seed bed at a rate of 1 ton/acre.
- Temporary soil stockpiles shall be seeded with annual ryegrass at a rate of 30 lbs./acre.

Successful Reclamation Criteria

- Reclamation shall be considered complete when a plant density of 10 or more seedlings per square foot is established. Criteria for successful reclamation shall adhere to Wisconsin Technical Note – Agronomy – WI-1, Guidelines for Herbaceous Stand Evaluations (May 15, 1991).
- A gravel access drive and turnaround will be permitted to remain un-topsoiled. The overall graveled area within the reclaimed mine site shall be limited to 10,000 square feet.

SECTION #5

RECLAMATION COST ESTIMATE

RECLAMATION COST ESTIMATES

- 4 acres mined = 174,240 square feet
- Subsoil required (8") = $174,240 \text{ sq. ft.} \times 0.67 \text{ ft.} = 116,741 \text{ cubic ft.} / 27 = 4,324 \text{ cubic yards}$
- Topsoil required (4") = $174,240 \text{ sq. ft.} \times 0.33 \text{ ft.} = 58,022 \text{ cubic ft.} / 27 = 2,149 \text{ cubic yards.}$
- Estimated cost = $4,324 \text{ cubic yards} \times \$2.50 \text{ (hauling from on-site stockpile and placing)} + 2,149 \text{ cubic yards} \times \$2.50 = \$16,183$
- Seeding cost = $4 \text{ acres} \times \$1,000/\text{acre} = \$4,000$
- **Total Estimate = \$20,183**

Owner to submit financial assurance and document adequate topsoil reserves are stored onsite to satisfy reclamation.

Owner may reduce the financial assurance amount based on the actual actively mined portion. Approval of any reduced amount would require county staff approval.

CONDITIONAL USE PERMIT LETTER



County of Door LAND USE SERVICES DEPARTMENT

County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Mariah Goode, Director

Direct line: (920) 746-2224

Main office line: (920) 746-2323

FAX: (920) 746-2387

E-mail: mgoode@co.door.wi.us

Website: <https://www.co.door.wi.gov/164/Land-Use-Services>

September 21, 2020

Thomas Jordan
1481 Main Road
Washington Island, WI 54246

RE: Proposed Nonmetallic Mine (Parcel Number 028-04-32343033B)

Greetings:

At a public hearing on September 8, 2020, the Door County Board of Adjustment took testimony on an appeal of a Resource Planning Committee decision regarding your conditional use permit application related to the above property. Immediately subsequent to the public hearing, discussion ensued regarding the conditional use permit decision-making criteria, ultimately followed by a motion by Nelson, seconded by Horvath, to grant the conditional use permit (thereby denying the appeal), but to hold off until a subsequent meeting on September 17, 2020 to approve the final language for conditions to attach to the permit. That motion carried unanimously (5-0).

At the subsequent business meeting on September 17, 2020, a motion was made by Nelson, seconded by Horvath, that:

- A. Thomas Jordan proposes to establish a nonmetallic mine on 3.94 acres of a 10.17-acre parcel accessed from and located directly north of 1342 East Side Road, Town of Washington, Door County, Wisconsin, in Section 32, Town 34 North, Range 30 East and in a General Agricultural (GA) zoning district, under a conditional use permit.
- B. Following a public hearing, the Board of Adjustment (BOA) finds and concludes that:
 1. The applicant has demonstrated by substantial evidence that the application and all conditions and requirements relating to the proposed conditional use are or will be satisfied.
 2. Evidence exists to support the opposite conclusion, but it is not considered sufficient.
 3. A conditional use permit is hereby granted, subject to the following conditions and requirements:
 - a. The use must be established within 12 months of the issuance of the conditional use permit.

- b. The project shall comply with all applicable local, state, and federal codes and ordinances, including obtaining all required approvals and permits prior to mining.
- c. Owner/operator shall obtain and maintain a nonmetallic mining reclamation permit, comply with nonmetallic mining reclamation standards, nonmetallic mining reclamation plans, financial assurance requirements, and all other applicable requirements including those under Ch. 295, Wis. Stats., Ch. NR 135, Wis. Adm. Code, and Ch. 36, Door County Code.
- d. Owner/operator shall notify the Wisconsin Department of Natural Resources (WDNR) and United States Fish and Wildlife Service (USFWS), at the earliest opportunity, of the location, nature, and extent of the proposed activities authorized by this conditional use permit and inquire as to whether the proposed activity may affect endangered species or threatened species (e.g., Hines Emerald Dragonfly). Owner/operator will then work cooperatively with WDNR or USFWS, and comply with any requirements imposed by either agency, to ensure such activities do not adversely affect endangered species or threatened species. The purpose of this condition is to alleviate, to the maximum extent practicable under the circumstances, any potential adverse effect on the endangered species or the threatened species (e.g., minimizing any adverse modification of a habitat that is critical to the continued existence of the endangered species or the threatened species).
- e. Hours of operation for any mine-related activities shall be Monday through Friday only and shall begin no earlier than 8 a.m. and shall conclude no later than 5 p.m.
- f. Access to the subject property (parcel number 028-04-32343033B) for the purposes of this conditional use permit shall be via the property immediately to the south (1342 East Side Road, parcel number 028-04-32343033B1), as depicted on the submitted site plan, and shall be formalized via recorded easement.
- g. No materials shall be stored or processed – including but not limited to crushing, screening, storing, and stockpiling – on the property adjacent to the south (1342 East Side Road, parcel number 028-04-32343033B1), from which the mine activities will take access. Storage of mine-related equipment and vehicles shall be permitted within the existing buildings at 1342 East Side Road.
- h. Owner/operator shall obtain and maintain a WPDES storm water permit, if and as required by Ch. 283, Wis. Stats., Ch. NR 216, Wis. Adm. Code, or otherwise, and implement the appropriate performance standards under Ch. NR 151, Wis. Adm. Code, or as otherwise required. The goal of this condition is to minimize the discharge of pollutants carried by storm water runoff from the site.
- i. Owner/operator shall develop, submit to the Door County Land Use Services Department, and follow, a spill prevention, control, and

countermeasures (SPCC) plan for the site. The purpose of this condition is to both prevent spills and to be prepared to take action in case of a spill at the site.

- j. Owner/operator shall annually provide documentation to verify depth of groundwater at the property and record seasonal changes in groundwater elevation.
- k. Any outdoor lighting erected in conjunction with this use shall utilize fixtures whose lens, hood, or combination thereof allow no direct beams to be seen from off the property or cast skyward, and the lighting elements of which shall not be visible from adjacent properties.
- l. Blasting operations shall be conducted to prevent, to the maximum extent practicable under the circumstances, injury and unreasonable annoyance to persons and damage to public or private property outside the blasting site. Written notification of blasting operations shall be made to the Door County Land Use Services Department, local fire department, local law enforcement agency, and property owners within 1700 feet of the exterior boundaries of the subject property. A map delineating that boundary is attached to this decision letter. Such notification shall occur at least thirty (30) days prior to the date on which blasting is scheduled.
- m. Owner/operator shall comply with applicable minimum standards or best management practices (e.g., the U.S. Environmental Protection Agency's) for controlling mining-related dust, noise, and odor.
- n. Owner/operator shall utilize a practice or combination of practices intended to prevent, reduce, or mitigate trackout (i.e., the relocation of material such as dust and mud – from its intended location to offsite surfaces by vehicles), such as a stone tracking pad, manufactured trackout control devices, or tire washing consistent with Wisconsin DNR Trackout Control Practices Technical Standard 1057 July 2018 EGAD Number: 3800-2018-04, as may be updated.
- o. The permittee has the continuing burden (of proof and persuasion) to demonstrate, to the reasonable satisfaction of the Door County Land Use Services Department, that the permitted activity is in compliance with this conditional use permit and conditions. To that end, owner/operator is obligated if and when requested to provide proof of compliance with the conditions attached to this permit, and owner/operator must allow entry or access onto the site by an employee or agent of Door County at any reasonable time for the purpose of ascertaining the state of compliance with this conditional use permit.
- p. The Door County Board of Adjustment may review this conditional use permit periodically to assure compliance with all conditions.
- q. Owner/operator will provide prompt written notification to the Door County Land Use Services Department when Phase I, as described in the August 31, 2020 letter from WDNR Storm Water Specialist Sarah Anderson to Thomas Jordan and/or corresponding WPDES permit, is completed.

- r. This conditional use permit may not be transferred without the prior written approval of the Door County Board of Adjustment. Such approval will not unreasonably be withheld.
 - s. An affidavit shall be recorded with the Door County Register of Deeds to provide successors in interest notice of the conditional use permit and conditions and requirements.
4. The requirements and conditions described above are reasonable, objective, and measurable to the extent practicable, related to the purpose of the ordinance, and based on substantial evidence.

C. The Board of Adjustment's decision is supported by substantial evidence.

That motion, approving the decision and conditions, carried unanimously (4-0).

As noted in condition "s", an affidavit is to be signed and recorded in order to provide successors in interest notice of the conditional use permit and conditions and requirements. The affidavit, enclosed with this letter, needs to be executed and then recorded with copies of the conditional use permit, this decision letter, and the deed. Please call me or Rick Brauer if you have any questions regarding this document and required attachments. When you submit these documents to be recorded at the Door County Register of Deeds Office, there is a \$30 recording fee; the check should be made payable to the Door County Register of Deeds.

The conditional use permit is enclosed and is subject to the conditions of this letter.

APPEAL: Be advised that any party aggrieved by the Board of Adjustment's decision to issue this zoning permit may appeal to the Door County Circuit Court. (Sec. 59.694(10), Wis. Stats.)

Please call me at (920) 746-2224 if you have any questions.

Sincerely,



Mariah Goode

enc.: Conditional Use Permit
Affidavit

cc w/ enc.: Valerie Carpenter, Washington Town Clerk
Julian Hagen, 2071 W Harbor Road, Washington Island, WI 54246
Steve Parent, P.O. Box 105, Sturgeon Bay, WI 54235
Lora Jorgenson, P.O. Box 26, Forestville, WI 54213
Carol Johnson, 1427 East Side Road, Washington Island, WI 54246
Juliann Gardner, 9420 Shawnee Run, Cincinnati, OH 45243
Ted Gardner, 9420 Shawnee Run, Cincinnati, OH 45243
James R.E. Smith, 1236 Bluebird Street, Sturgeon Bay, WI 54235

1700 feet from Jordan exterior boundaries

Printed 09/18/2020 courtesy of Door County Land Information Office

Web Map of ...
(//www.co.door.wi.gov)



Door County, Wisconsin
... for all seasons!



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Document No.

**AFFIDAVIT
Conditional Use Permit**

The undersigned affiant does hereby swear and affirm that a Conditional Use Permit (attached hereto as Exhibit A, and incorporated herein by reference as if fully set forth) was voted on and approved by the Door County Board of Adjustment on September 17, 2020 and was issued on September 21, 2020 to Parcel Identification Number 028-04-32343033B, Town of Washington, Door County, Wisconsin, more particularly described within Trustee's Deed, Doc. # 828067, Recorded January 15, 2020 (attached hereto as Exhibit B, and incorporated herein by reference as if fully set forth).

It is understood that recording is required to provide successors in interest notice of this Conditional Use Permit and its conditions, limitations, and requirements.

The undersigned acknowledges having read and understood, and represents and warrants that s/he is duly authorized and has legal capacity to execute and record, this Affidavit.

Dated this _____ day of _____, 2020.

Thomas R. Jordan III, Owner.

STATE OF WISCONSIN

} SS

County

Personally came before me, this ____ day of _____, 2020 the above named Thomas R. Jordan III known to me to be the person who executed this instrument.

Notary Public _____ County, WI
My Commission expires _____ /is permanent)

This document was drafted by:
Mariah Goode, Director
Door County Land Use Services Department

RETURN TO:

Door County Land Use Services Department
421 Nebraska Street
Sturgeon Bay, WI 54235

Parcel ID Number 028-04-32343033B

DOOR COUNTY CONDITIONAL USE PERMIT

PARCEL NO. 0 2 8 - 0 4 - 3 2 3 4 3 0 3 3 B

Pursuant to the Door County Zoning Ordinance, Ordinance Number 2-95, this Permit

is issued to THOMAS R III JORDAN

for the establishment of a non metallic mine.

Located at EAST SIDE ROAD

in Section 32, T 34 N, R 30 E, Town of WASHINGTON, Door County.

This Conditional Use Permit is issued subject to compliance with all provisions of the Door County Zoning Ordinance and subject to the following conditions:


1. Structure or use authorized herein shall not be used or occupied until a Certificate of Compliance has been issued by the zoning administrator. Call the Door County Land Use Services Department for an inspection.
2. As per letter dated September 21, 2020.

IMPORTANT:

A conditional use permit to establish a use shall expire 12 months from date of issuance if no action has commenced to establish the authorized use.

APPEAL: Any party aggrieved by the Zoning Administrator's decision to issue this conditional use permit may appeal to the Door County Board of Adjustment within 30 days from the the date of the issuance of this permit. Appeal forms are available from the Door County Land Use Services Department.

Date of Issuance: 06/21/2020


Zoning Administrator
Door County Land Use Services Department
421 Nebraska Street- Government Center
Sturgeon Bay, WI 54235
TEL 920-746-2323
FAX 920-746-2387